

H1
12/18/07

Ordinance 830

An ordinance amending Clallam County Code, Chapter 33.15, Commercial Zones, in response to Rezone Application REZ2006-00008 – Interfor Pacific, Applicant

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. Section 33.15.060, Rural Limited Commercial (RLC), is amended to read as follows:

The purpose of the Rural Limited Commercial zoning district is to provide for a mix of industrial uses and limited, low-impact, neighborhood commercial activities in rural areas where these types of uses are already well established. The Rural Limited Commercial zone allows industrial uses ~~which that~~ would normally not be found outside urban growth areas ~~and but~~ limits the potential for industrial growth outside of urban growth areas by specifying only two ~~(2)~~ locations for this type of development and by allowing no expansion in size for this zoning district.

(1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Limited Commercial zoning district:

- Agricultural activities
- Commercial greenhouses
- Commercial storage
- Gas stations
- Grocery stores
- Indoor shooting range
- Limited industrial uses
- Lodges
- Medical service facilities
- Outdoor-oriented recreational activity
- Professional offices
- Research facilities requiring a rural location
- Restaurants
- Retail stores
- RV parks
- Single-family dwelling¹
- Taverns
- Timber harvesting
- Timber labor camps
- Tourist shops
- Vehicular repair
- Veterinarian clinics/kennels
- Wood manufacturing

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Limited Commercial zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood:

- Asphalt plants
- Business parks
- Commercial horse facility
- Mineral extraction
- Race tracks
- Wrecking yards

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Limited Commercial zoning district:

- Airports

1. Associated with an established commercial use

- Bed and breakfast
 - Cemeteries
 - Child daycare center
 - Churches
 - Duplexes
 - Family daycare providers
 - Home-based industries
 - Home enterprises
 - Mobile home parks
 - Motels
 - Multiple-family dwellings
 - Planned unit development
 - Primitive campground
 - Schools
 - Single-family dwellings
- (4) Minimum Lot Size: The minimum lot area for all uses is one acre.
- (5) Minimum Lot Width: ~~Fifty (50)~~ feet.
- (6) Maximum Width to Depth Ratio: 1:5 (0.20).
- (7) Setbacks.
- (a) Front yard: ~~—forty five (45)~~ feet from a local access street, ~~fifty (50)~~ feet from an arterial street, ~~sixty (60)~~ feet from a highway.
- (b) Side yard: ~~—ten (10)~~ feet (~~forty (40)~~ feet from the centerline of the right-of-way of a side street).
- (c) Rear yard: ~~—fifteen (15)~~ feet (~~forty (40)~~ feet from the centerline of the right-of-way of a rear street).
- (8) Other Performance Standards.
- (a) Neighborhood-scale grocery stores, retail uses and professional offices shall be no larger than 10,000 square feet.
- (b) Access to businesses or industrial uses should be from frontage roads to limit traffic impacts to Scenic Highway 101.
- (c) One dwelling unit is allowed in conjunction with a business in this zone.
- (9) Maximum Height. The maximum height is ~~forty (450)~~ feet. Heights above 50 feet are allowed to comply with federal and state pollution control requirements. Heights above 75 feet may be allowed through a Conditional Use Permit and must demonstrate the additional height is necessary to comply with federal and state pollution control requirements.
- (10) Other Zone Limitations.
- (a) No expansion of this zone shall be permitted but existing uses may intensify their operation and new uses within present boundaries may be constructed.
- (b) Proposed uses shall not require expansion of urban services such as sewer.

ADOPTED this eighteenth day of December 2007

BOARD OF CLALLAM COUNTY COMMISSIONERS


 Stephen P. Tharinger, Chair


 Michael C. Chapman


 Howard V. Doherty, Jr.

ATTEST:


 Trish Holden, CMC, Clerk of the Board